



EXECUTIVE DECISION DOCUMENT

GENERAL MANAGER APPROVAL: <div style="border: 1px solid black; padding: 2px; display: inline-block;"> DocuSigned by: 47000790F2D7463... </div>		GENERAL MANAGER ACTION REQ'D: N/A		
DATE: 1/8/2026		1/16/2026		
BOARD INITIATED ITEM: No				
Originator/Prepared by: Thang Nguyen Dept: Real Estate & Prop Development Signature/Date: <div style="border: 1px solid black; padding: 2px; display: inline-block;"> DocuSigned by: 7B948B3E356744C... 1/14/2026 </div>	General Counsel <div style="border: 1px solid black; padding: 2px; display: inline-block;"> DocuSigned by: 2528C067C44147D... 1/14/2026 [] </div>	Chief Financial Officer <div style="border: 1px solid black; padding: 2px; display: inline-block;"> Signed by: 7D9A7C6E7348456... 1/15/2026 [] </div>	District Secretary <div style="border: 1px solid black; padding: 2px; display: inline-block;"> DocuSigned by: AFF4529E1F0D45C... 1/16/2026 [] </div>	BARC <div style="border: 1px solid black; padding: 2px; display: inline-block;"> DocuSigned by: 43D0E413AD6D491... 1/15/2026 [] </div>

Grant of Utility Easements for Pacific Gas and Electric Company in City of Dublin

PURPOSE:

To obtain Board approval for the sale of three utility easements of approximately 2,148 square feet, 20,640 square feet, and 2,233 square feet respectively to Pacific Gas and Electric Company.

DISCUSSION:

BART is the fee owner of two parcels of real property located adjacent to Scarlett Ct. and Dougherty Road in Dublin, CA (Assessor's Parcel numbers 941-0550-023-3 and 986-0034-019; BART Parcels L-3010 and L-3020 (the "BART Property"). In addition, on October 24, 2024, the Board authorized BART to purchase a portion of Assessor's Parcel number 986-0001-003-01; BART Parcel L-3013-1A (the "Future BART Property") in order to implement the Dublin/Pleasanton Station Access Improvement Project.

Pacific Gas and Electric Company ("PG&E") has a project to upgrade its gas transmission facilities in the City of Dublin, in a continuing effort to provide safe and reliable service to its customers ("Project"). The gas transmission facilities upgrade includes a rerouting of the gas pipeline, a portion of which would cross the BART Property and the Future BART Property.

To facilitate their Project, PG&E wishes to purchase three utility easements of approximately 2,148 square feet, 20,640 square feet, and 2,233 square feet respectively at the subsurface of the BART Property and the Future BART Property (the "Easements"). The general location of the easement areas are shown in Attachment 1 – Location Map. All construction work and inspections performed by PG&E that affect BART Property will be administered

through BART's permitting process.

BART Property (Parcel L-3010) currently serves as landscaping and portions of the Iron Horse Trail and BART Property (Parcel L-3020) currently serves as the BART parking for the East Dublin Station. The Future BART Property currently serves as a bus road connecting to the Dublin/Pleasanton Station. PG&E's Project will bore underneath all three parcels. Therefore, the proposed easements will not result in any permanent surface impact to the Dublin/Pleasanton Station Access Improvement Project or the parking.

The entire Project cost is to be funded by PG&E, including the acquisition costs of the Easements from BART. PG&E has agreed to pay BART the full appraised fair market value of at least \$63,000 for the easement rights based on an appraisal report prepared by Trentin P. Krauss, MAI of Krauss Appraisal, LLC, dated May 20, 2025 and reviewed by Terry S. Larson, MAI of Larson Valuation, LLC, dated August 22, 2025.

The appraisal establishes fair market value and conforms to Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U. S. C. 4601 et seq., (URA) as amended.

In the event that, for some reason, the purchase of the Future BART Property from the County is not effectuated, BART would have no obligations to PG&E.

FISCAL IMPACT:

If the BART Board approves the sale of the Easements, the District will receive at least \$63,000. BART will incur no costs in selling the easements other than Real Estate and Property Management staff time. The sale proceeds will be deposited into BART's General Fund.

ALTERNATIVES:

Do not approve the sale of the easements. PG&E's gas transmission facilities upgrade project will likely be stalled. PG&E may be forced to redesign its project to avoid BART Property, or seek condemnation of BART through its eminent domain power for the easement rights.

RECOMMENDATION:

Adopt the following Motion.

MOTION:

The Board of Directors authorizes the General Manager or his designee to enter into any agreements and other documents necessary to effectuate the sale of 2,148 square feet and

20,640 square feet easements on a portion of BART Parcel Numbers L-3010 (Assessor's Parcel Number 941-0550-023-3), and L-3020 (Assessor's Parcel Number 986-0034-019) and, in the event that the purchase of BART Parcel Number L-3013-1A (Assessor's Parcel Number 986-0001-003-01) from the County is effectuated, a 2,233 easement over a portion of said parcel to Pacific Gas and Electric Company.